

Albion Street, Willenhall

Former Use:	Scrap Yard with a history of industrial usage
Client:	Bellway Homes Limited
Value:	£548,000
Area:	1.6 hectares

Provectus provided a package of enabling works to facilitate safe redevelopment of the former scrap yard

- controlled site clearance and demolition works;
- excavation and removal of buried tanks, flues, pipework, foundations and structures etc. together with identified hotspots of gross contamination;
- stabilisation of shallow mineworkings;
- regrade and infill the site with suitable fill materials;
- residual metal contamination was present in the ash rich Made Ground across the site which was undesirable to be left at formation level in garden areas, so was either removed or capped with clean materials;
- undertaking plot specific ground improvement utilising vibro compaction methods;
- provision of a robust package of works utilising on site materials wherever possible and producing a finished ground surface that was “suitable for use” i.e. residential housing.

A key element of the Enabling Works was the provision of independent monitoring by Provectus and the subsequent production of appropriate validation documentation.



The objectives of the Enabling Works were achieved in accordance with the agreed method statements and the site was deemed “suitable for use” in accordance with the NHBC.

Bellway Homes redeveloped the site for residential housing including 47 two, three and four bedroom houses with traditional front and back gardens and two blocks of 2 bedroom flats over four garages, all with associated infrastructure.